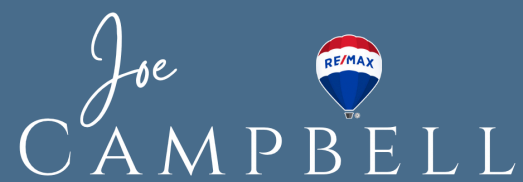


Upgrades & Features:

4326 Cambridge Street



HVAC & Climate Control: Central A/C • Gas heating (cost-effective) • On-demand hot water (2 showers simultaneously) • Radiant in-floor heat • Smart thermostat (Nest)

Views: Grouse Mountain • Burrard Inlet • Cherry blossoms (spring)

Smart Home Integration: App/in-home control for security cameras • thermostats • audio/video • 6-zone audio (kitchen, living, patio, rec room, billiard, primary) • Dolby surround (Rec 7.1 / Living 5.1) • Smart doorbell

Walkability & Lifestyle: 5-min walk to Burnaby Heights shops • dog trails • walking trails to the ocean

Custom Built-In Furniture: Custom cabinetry in all bedrooms • bed surrounds • integrated closets • no additional furniture required

Comfort & Convenience: Steam shower (main) • power-operated, cord-free blinds (main floor)

Kitchen: Dual ovens • microwave doubles as convection oven

Outdoor Features: Automated front-yard irrigation • programmable year-round • fully customizable